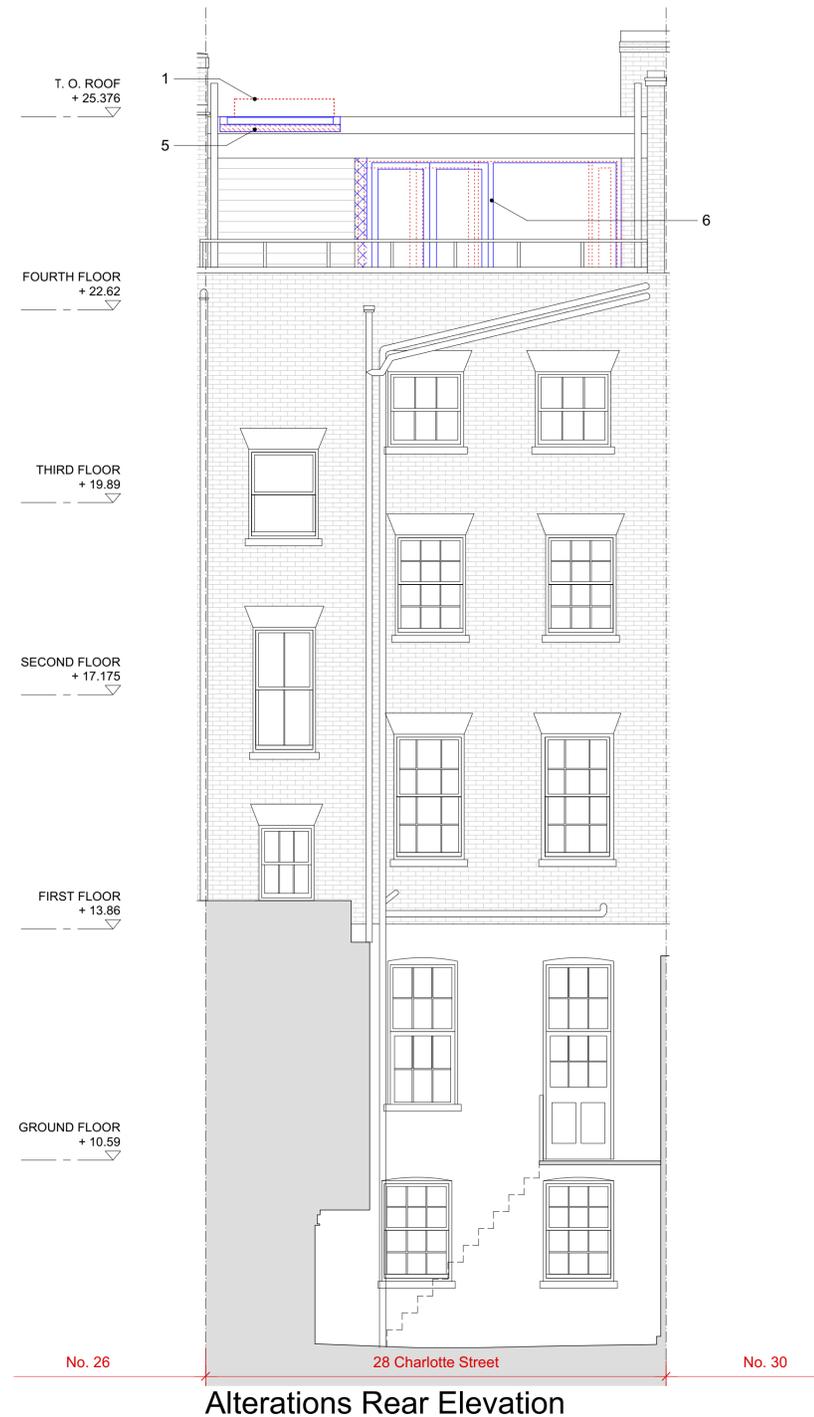
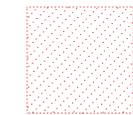


Alterations Front Elevation



Alterations Rear Elevation

KEY

-  Area of ground excavation
-  Existing structure removed
-  Existing element removed
-  New partition/wall
-  New element
-  Leasehold retail unit boundary (outside of application)

KEY

1. Existing water tank to be relocated into the new plant room in the basement.
2. New slate clad mansard roof enclosure to the sides of the front terrace. The new roof will be clad in slates following the same profile and form of the roof to the adjacent listed property at 26 Charlotte Street.
3. Existing modern timber frame windows to be replaced with thermally broken slim profile steel double glazed sliding folding doors, creating symmetry on the front facade.
4. Waste pipe from existing bathroom to be removed.
5. New thermally broken metal frame double glazed skylight on top of the stairwell.
6. Existing modern timber frame windows to be replaced in thermally broken slim profile steel double glazed windows, centred on the front facade opening.

NOTES:

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
2. All existing windows and doors to be retained unless otherwise noted on plan.

Planning	28.10.22	-
issue:	date:	revision:

Project
28 Charlotte Street

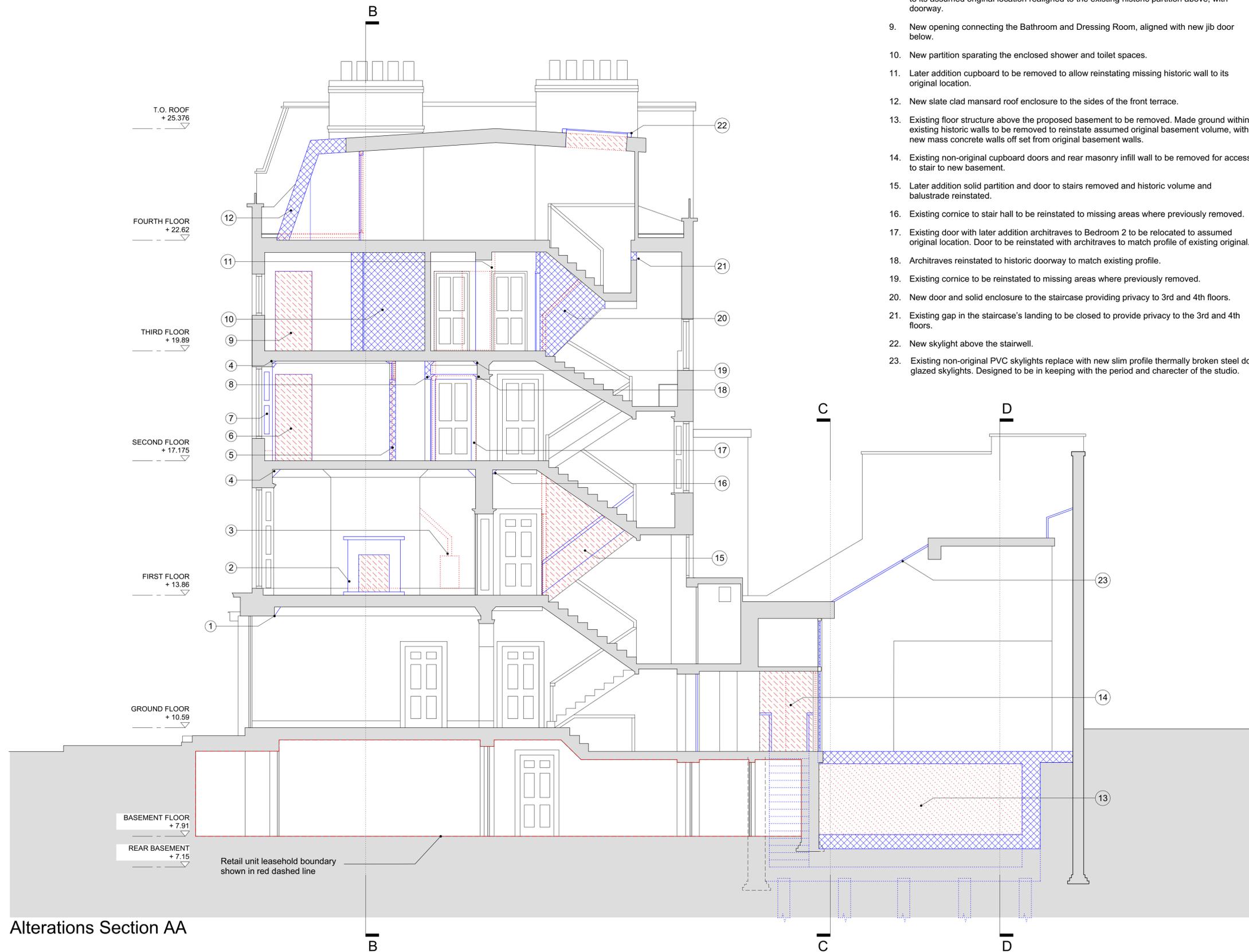
Drawing
Alterations. Front and Rear Elevations

Drawing No.
28CS(10)A04

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Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1

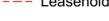


Alterations Section AA

KEY

1. Cornice to be reinstated where missing to match existing adjacent profile.
2. Missing fire mantle reinstated to be in keeping to the character and period of the property.
3. Existing non-original stove to be removed.
4. Cornice to be reinstated to be in keeping with the character and period of the property.
5. Existing non-original partition to be rebuilt with a fixed clerestory window above, to allow reading of the assumed original volume.
6. New jib door to Ensuite 2 with planted skirting to match existing adjacent skirting.
7. Missing original window timber panelling and architrave to be reinstated to match existing in Bedroom 2.
8. Later addition cupboard and wall infill to be removed to allow reinstating a timber partition to its assumed original location realigned to the existing historic partition above, with doorway.
9. New opening connecting the Bathroom and Dressing Room, aligned with new jib door below.
10. New partition separating the enclosed shower and toilet spaces.
11. Later addition cupboard to be removed to allow reinstating missing historic wall to its original location.
12. New slate clad mansard roof enclosure to the sides of the front terrace.
13. Existing floor structure above the proposed basement to be removed. Made ground within existing historic walls to be removed to reinstate assumed original basement volume, with new mass concrete walls off set from original basement walls.
14. Existing non-original cupboard doors and rear masonry infill wall to be removed for access to stair to new basement.
15. Later addition solid partition and door to stairs removed and historic volume and balustrade reinstated.
16. Existing cornice to stair hall to be reinstated to missing areas where previously removed.
17. Existing door with later addition architraves to Bedroom 2 to be relocated to assumed original location. Door to be reinstated with architraves to match profile of existing original.
18. Architraves reinstated to historic doorway to match existing profile.
19. Existing cornice to be reinstated to missing areas where previously removed.
20. New door and solid enclosure to the staircase providing privacy to 3rd and 4th floors.
21. Existing gap in the staircase's landing to be closed to provide privacy to the 3rd and 4th floors.
22. New skylight above the stairwell.
23. Existing non-original PVC skylights replace with new slim profile thermally broken steel double glazed skylights. Designed to be in keeping with the period and character of the studio.

KEY

-  Area of ground excavation
-  Existing structure removed
-  Existing element removed
-  New partition/wall
-  New element
-  Leasehold retail unit boundary (outside of application)

NOTES:

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
2. All existing windows and doors to be retained unless otherwise noted on plan.

Planning	28.10.22	-
issue:	date:	revision:

Project
28 Charlotte Street
 London W1T 4PE, UK

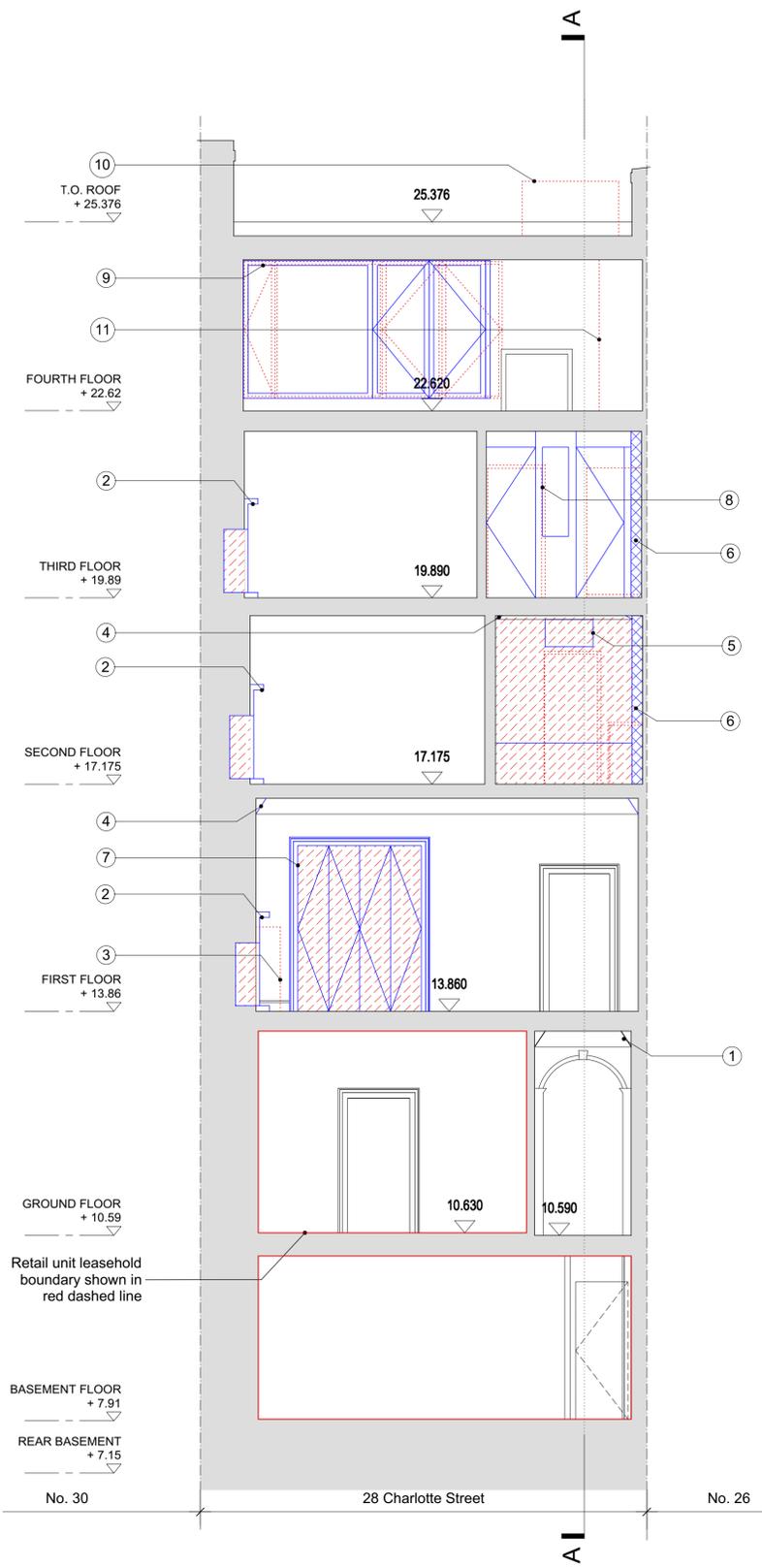
Drawing
Alterations. Section AA

Drawing No.
28CS(10)A05

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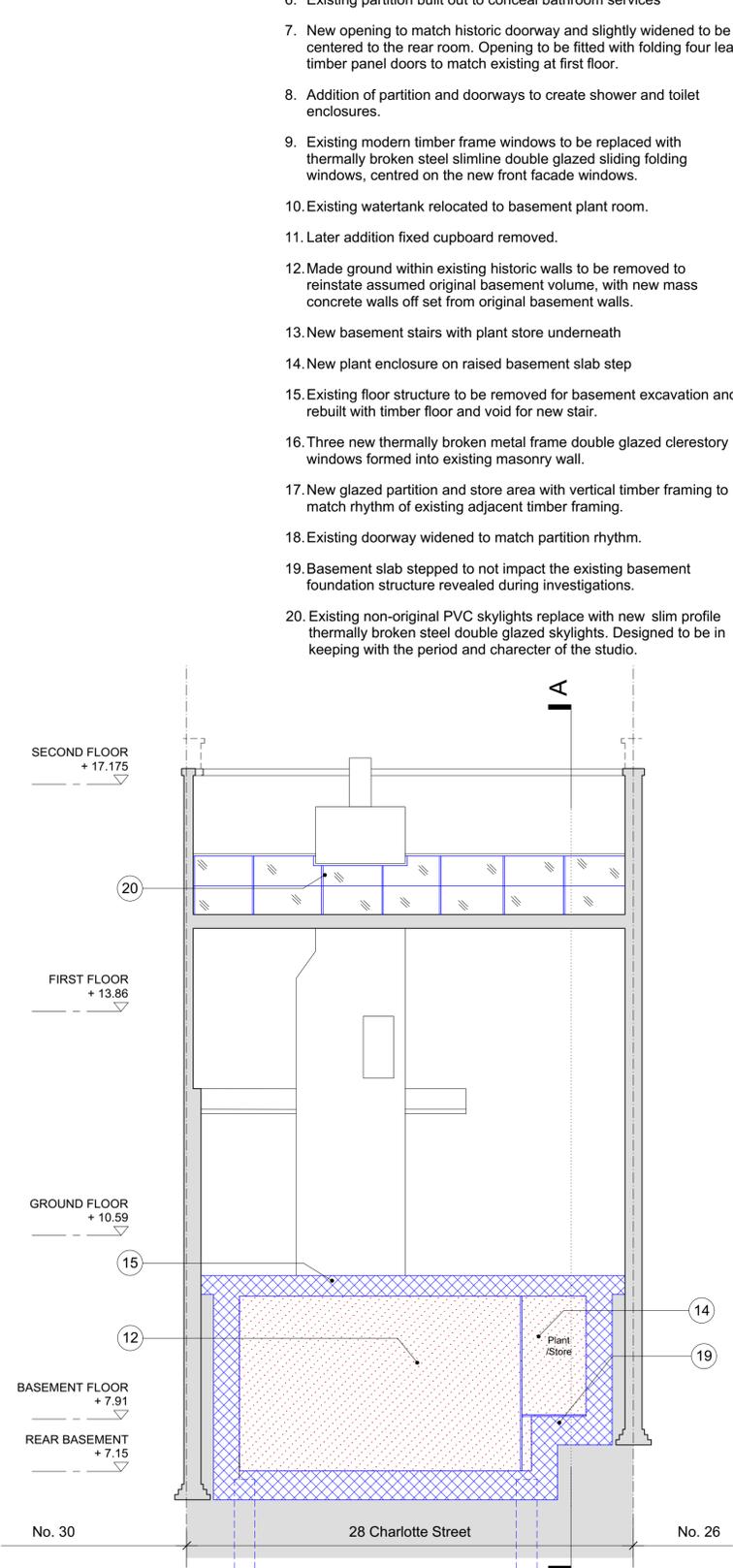
Job No.	Date	Scale
28CS	13.03.20	1:100@A3 1:50@A1



Alterations Section BB



Alterations Section CC



Alterations Section DD

KEY

1. Existing cornice retained, reinstated where missing around full perimeter of hall.
2. Missing fireplace mantle reinstated to be in keeping with the character and period of the property
3. Existing non-original stove to be removed.
4. Cornice to be reinstated to be in keeping with the character and period of the property.
5. Existing non-original partition to be rebuilt with a fixed clerestory window above, to allow reading of the assumed original volume.
6. Existing partition built out to conceal bathroom services
7. New opening to match historic doorway and slightly widened to be centered to the rear room. Opening to be fitted with folding four leaf timber panel doors to match existing at first floor.
8. Addition of partition and doorways to create shower and toilet enclosures.
9. Existing modern timber frame windows to be replaced with thermally broken steel slimline double glazed sliding folding windows, centred on the new front facade windows.
10. Existing watertank relocated to basement plant room.
11. Later addition fixed cupboard removed.
12. Made ground within existing historic walls to be removed to reinstate assumed original basement volume, with new mass concrete walls off set from original basement walls.
13. New basement stairs with plant store underneath
14. New plant enclosure on raised basement slab step
15. Existing floor structure to be removed for basement excavation and rebuilt with timber floor and void for new stair.
16. Three new thermally broken metal frame double glazed clerestory windows formed into existing masonry wall.
17. New glazed partition and store area with vertical timber framing to match rhythm of existing adjacent timber framing.
18. Existing doorway widened to match partition rhythm.
19. Basement slab stepped to not impact the existing basement foundation structure revealed during investigations.
20. Existing non-original PVC skylights replace with new slim profile thermally broken steel double glazed skylights. Designed to be in keeping with the period and character of the studio.

KEY

- Area of ground excavation
- Existing structure removed
- Existing element removed
- New partition/wall
- New element
- Leasehold retail unit boundary (outside of application)

NOTES:

1. All existing plaster and timber features to be retained unless otherwise noted on plan.
2. All existing windows and doors to be retained unless otherwise noted on plan.

Planning	28.10.22	-
issue:	date:	revision:

Project
28 Charlotte Street

Drawing
Alterations Section BB CC & DD

Drawing No.
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Job No.	Date	Scale
28CS	XX.01.20	1:100@A3 1:50@A1